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AN ORDINANCE

BY COUNCIL MEMBER CLETA WINSLOW

*John James Marshall*

**AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ATLANTA, GEORGIA (THE 'AUTHORITY') AND THE CITY OF ATLANTA PERTAINING TO THE PERFORMANCE OF CERTAIN PUBLIC IMPROVEMENTS BY THE AUTHORITY FOR THE BENEFIT OF THE CITY OF ATLANTA; TRANSFERRING APPROPRIATIONS IN THE AMOUNT OF \$536,000 TO FUND SAID PUBLIC IMPROVEMENTS; AND FOR OTHER PURPOSES.**

**WHEREAS**, The Housing Authority of the City of Atlanta, Georgia (the "Authority") (together with its development partner, H.J. Russell & Company) is engaged in the revitalization of the John Hope Homes public housing community into a new mixed income community now known as The Village at Castleberry Hill (referred to herein sometimes as "Castleberry Hill"); and

**WHEREAS**, the redevelopment includes the demolition of 581 distressed units (which has been completed) and the redevelopment of 450 units, of which 181 will be reserved for public housing eligible families; and

**WHEREAS**, Phase I, containing 166 units with 67 units reserved for public housing eligible families, is under construction and almost complete with leasing having begun; and

**WHEREAS**, the financing for Phase II which will consist of 284 units of which 114 will be reserved for public housing eligible families closed in May, 1999 with the Authority having issued \$12,695,000 of its multifamily housing revenue bonds for the purpose of providing a part of the funds required to finance Phase II; and

**WHEREAS**, the redevelopment will include an array of social and economic development services such as daycare, health services, drug and alcohol abuse counseling, educational training and recreational activities; and

**WHEREAS**, the revitalization of this community is of enormous importance to the economic health of the City and the well-being of its residents; and

**WHEREAS**, the City owns, and has the responsibility for furnishing and performing certain public improvements, including landscaping, streetscape, lighting and sewer

improvements, necessary to support Phase I and II of the development of The Village at Castleberry Hill (the "Phase I and II Public Improvements");

**WHEREAS**, as part of the revitalization of The Village at Castleberry Hill, the City and the Authority have agreed that in order to support the development timetable set forth for the revitalization, the City has authorized the Authority to perform such Phase I and II Public Improvements to support Phase I and II of the development of The Village at Castleberry Hill;

**WHEREAS**, the City and the Authority have worked together to develop the infrastructure plans for the public improvements necessitated by the revitalization of John Hope Homes; and

**WHEREAS**, as part of the revitalization of John Hope Homes, the Authority has performed and will perform certain public improvements, including landscape, streetscape, lighting and sewer improvements, necessary to support the redevelopment of John Hope Homes; and

**WHEREAS**, the City acknowledges that it would have had to perform the Phase I and II Public Improvements work but for the Authority's willingness to perform such work, as more fully described in the Public Improvements Budget attached as Exhibit A; and

**WHEREAS**, the City and the Authority acknowledge and agree that the most efficient and economical manner in which to perform the Phase I and II Public Improvements is to have such work performed by the Authority or its contractors and to have the City contribute \$536,000 to the Authority for the costs incurred or to be incurred by the Authority in performing such work as described in the Phase I and II Public Improvements Budget attached as Exhibit A;

**WHEREAS**, the City now wishes to make a contribution to the Authority for a portion of the cost of said improvements.

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA AS FOLLOWS:**

**Section 1.** The Mayor is authorized to enter into an intergovernmental agreement with the Authority for the construction of public improvements at John Hope Homes by the Authority for the use and benefit of the Authority and the City in an amount not to exceed \$536,000. Said amounts shall be paid as follows: \_\_\_\_\_

**Section 2.** The City Attorney is authorized to prepare and review all necessary contractual agreements, and the Mayor is authorized to execute all necessary agreements after approval by the City Attorney as to form.

Section 3. Said agreements *shall* not be binding on the City until executed by the Mayor and delivered to the contracting party.

Section 4. The Chief Financial Officer be and is hereby authorized to make payment for said contractual agreement from the appropriation accounts cited above in the aggregate amount not to exceed \$536,000.

Exhibit A

**SUMMARY OF OFF-SITE COSTS**  
**JOHN EOPE**

**Phase I**

■ 1) Off-Site Sewer Costs	\$ 93,228
• 2) Off-Site Street Costs	47,729

**Phase II**

• 1) Replace Manholes	100,000
• 2) Replace 72" Storm Line	120,000
• 3) Replace Granite Curb	25,000
• 4) Replace Sidewalk	15,000
• 5) Replace Paving	3,000
• 6) New Storm Sewer on Block (A), 36" line	100,000

**Contingency**

• (Miscellaneous General Off-site)	<u>32,043</u>
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<b>Grand Total</b>	<b>5536,000</b>
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